| 093.0 | 0007 | 0013.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 664,200 / | 664,200 |
| | | | | | USE VALUE: | 664,200 / | 664,200 |
| | | | | | ASSESSED: | 664,200 / | 664,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | CHATHAM ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | HOSKINSON ALAN R | |
| Owner 2: | MOORMAN SARA | |
| Owner 3: | | |
| Street 1: | 8 CHATHAM ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LEVENTHAL AARON M - |
| Owner 2: | LEVENTHAL ANGELIKA - |
| Street 1: | 8 CHATHAM ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

Cntry:

## NARRATIVE DESCRIPTION

This parcel contains 6,095 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6095.000 | 242,200 | | 422,000 | 664,200 |
| Total Card | 0.140 | 242,200 | | 422,000 | 664,200 |
| Total Parcel | 0.140 | 242,200 | | 422,000 | 664,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.88 | /Parcel: 514.8

**Legal Description**

**User Acct** 61033

**GIS Ref**

**GIS Ref**

**Insp Date** 01/07/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 242,000 | 0 | 6,095. | 422,000 | 664,000 | 664,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 204,900 | 0 | 6,095. | 428,000 | 632,900 | 632,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 204,900 | 0 | 6,095. | 319,500 | 524,400 | 524,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 204,900 | 0 | 6,095. | 289,400 | 494,300 | 494,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 204,900 | 0 | 6,095. | 277,300 | 482,200 | 482,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 192,600 | 0 | 6,095. | 235,100 | 427,700 | 427,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 192,600 | 0 | 6,095. | 223,100 | 415,700 | 415,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 192,600 | 0 | 6,095. | 212,200 | 404,800 | 404,800 | | 12/13/2012 |

!7677!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:17:33 |

**LAST REV**

| Date | Time |
|---|---|
| 12/26/19 | 17:39:12 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7677

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LEVENTHAL AARON | 1537-98 | 1 | 11/20/2018 | | 738,000 | No | No | | |
| HAWKER WHITNEY | 1399-18 | | 5/2/2011 | | 439,000 | No | No | | |
| WHEELER MARK/ET | 1165-143 | | 12/18/1996 | | 195,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/11/2019 | 1409 | Redo Bat | 14,550 | | | | | |
| 4/18/2019 | 531 | Insulate | 1,200 | C | | | | |
| 10/27/2014 | 1420 | New Wind | 4,227 | | | | | Replace 3 windows, |
| 8/25/1997 | 376 | | 1,235 | | | | | 14X18 DECK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/17/2019 | SQ Returned | JO | Jenny O |
| 6/27/2012 | External Ins | BR | B Rossignol |
| 1/7/2009 | Meas/Inspect | 372 | PATRIOT |
| 1/27/2000 | Measured | 263 | PATRIOT |
| 12/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 61033 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6095 | | Sq. Ft. | Site | | 0 | 70. | 0.99 | 5 | | | | | | | | | 421,995 | | | | | | 422,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13992 | Total SF/SM: | 6095 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 421,995 | Spl Credit | | Total: | 422,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 19 - Texture 111 | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CREAM | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1961 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | E - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.09879029 |
| Adj $ / SQ: | 155.754 |
| Other Features: | 82800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 297556 |
| Depreciation: | 55345 |
| Depreciated Total: | 242211 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

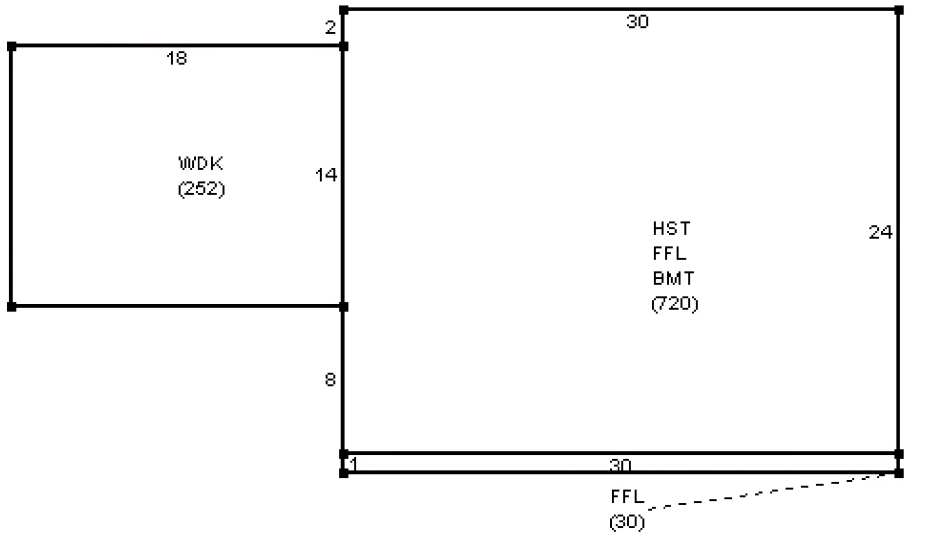
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 155.75 |
| Special Features: | 0 | Val/Su Net: | 116.33 |
| Final Total: | 242200 | Val/Su SzAd | 218.20 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 750 | 155.750 | 116,815 |
| BMT | Basement | 720 | 54.320 | 39,110 |
| HST | Half Story | 360 | 155.750 | 56,071 |
| WDK | Deck | 252 | 10.950 | 2,760 |
| | Net Sketched Area: | 2,082 | Total: | 214,756 |
| Size Ad | 1110 | Gross Are | 2442 | FinArea 1290 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | C | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 093.0-0007-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8 X 10 | A | AV | 2006 | 0.00 | T | 10.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc